



Athol Street | Manchester | M18 7JP

EDWARD
mellor



TO BE SOLD BY ONLINE AUCTION ON 14TH MAY 2025 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

41 Athol Street, Gorton, M18 7JP.

Terraced house with lounge, dining kitchen, two bedrooms and bathroom. Rear yard. Gas central heating and double glazing. Vacant possession. The location is a well-established residential area right on the border of Reddish and favoured by investors. It is just off Reddish Lane and the A57 where there are regular buses offering easy access to Stockport and Manchester City Centres with access to the M60 motorway being just a couple of minutes drive away.

**** VIRTUAL VIEWING COMING SOON ****

Additional Information

Here are some similar properties taken from Land Registry which have sold close by:

21, Woodland Avenue, M18 7HT sold on 01/01/2025 for £170,000 Terraced 2 beds 0.31 mi

45, Goulder Road, M18 7JQ sold on 12/12/2024 for £170,000 Terraced 2 beds 0.03 mi

Just around the corner is the highly reknowned Oasis Academy Aspinall. It is also situated near Gorton Market, the Tesco Superstore and literally just across the road from Debdale Park and Outdoor Centre with tennis, pitch and putt, bowling, five-a-side football, netball, boating, fishing. Tenant ready property rental values in the area are in the region of £900 to £1000 per month. EPC rating E.

Auction consultant dealing with this property

Millie Whyers-Cropper

In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk



Attention
investors.

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



Floorplan
coming soon.

www.edwardmellor.co.uk

Important Information

- Council Tax Band: A
- Tenure:Freehold

EPC Rating

Mellor House, 65-81 St Petersgate, SK1 1DS
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